

151.0

0004

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

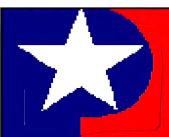
825,500 / 825,500

USE VALUE:

825,500 / 825,500

ASSESSED:

825,500 / 825,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45		FOUNTAIN RD, ARLINGTON

Legal Description							User Acct
							100535
							GIS Ref
							GIS Ref
							Insp Date
							10/25/16

## OWNERSHIP

Unit #:

Owner 1: CONTE ANTHONY	
Owner 2:	
Owner 3:	

Street 1: 45 FOUNTAIN ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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## PREVIOUS OWNER

Owner 1: PERRY ROSS B-ETAL -	
Owner 2: WINSLOW ANNE T -	

Street 1: 45 FOUNTAIN ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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## NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Wood Shingle Exterior and 1710 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.
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## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7078		Sq. Ft.	Site		0	80.	0.89	9									505,873						505,900	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/24/2018	1586	Porch	12,000	C					10/25/2016	Meas/Inspect	DGM	D Mann											
9/17/2015	1359	Porch	5,000		9/17/2015			Construct deck on	6/18/2015	Permit Insp	PC	PHIL C											
6/9/2015	629	Add Bath	11,000		6/9/2015			Alter side entry s	11/4/2008	Meas/Inspect	163	PATRIOT											
5/19/2015	509	Redo Kit	62,580						12/27/1999	Inspected	276	PATRIOT											
11/30/2010	2348	New Wind	13,380					REPL 9 WINDOWS&BUL	12/7/1999	Mailer Sent													
7/19/2010	840	Re-Roof	9,300						11/22/1999	Measured	263	PATRIOT											
11/30/2001	2348	New Wind	13,380					REPL 9 WINDOWS&BUL	2/1/1991	PM	Peter M												

 Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		CRAWL SPACE OF=SINK & TOILET IN BMT.										
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:												
Foundation: 3 - BrickorStone				1/2 Bath: 1		Rating: Good												
Frame: 1 - Wood				A HBth:		Rating:												
Prime Wall: 1 - Wood Shingle				OthrFix:		Rating:												
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: YELLOW																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average				Kits: 1		Rating: Very Good		1st Res Grid	Desc: Line 1	# Units 1								
Year Blt: 1917	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1		Rating: Average		Other										
Jurisdct: G16		Fact: .		WSFlue:		Rating:		Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
								Lower										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	9	3							
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors:		%						Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal		% Sprinkled																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 151.0-0004-0021.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	18X18	A	AV	1917	22.72	T	40	101			4,400		4,400	
More: N	Total Yard Items:	4,400	Total Special Features:						Total:						4,400			